WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140023178 DEEDWARR
Recvd: 04/07/14 09:53 2 pgs
Fees:13.00 Taxes:166.50
20140407-0028601

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Johnny Lee Adair Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2014.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny Lee Adair, Sr.	Johnny Lee Adair, Sr.	01200019800
(NAME)	(NAME)	
7820 Old Springfield Pike	7820 Old Springfield Pike	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140500

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, BARRY N. SULLIVAN, SR., UNMARRIED**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JOHNNY LEE ADAIR, SR. AND WIFE, GINGER ECTON**, hereinafter called the GRANTEES, **their** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in 2nd Civil District of Davidson County, Tennessee, and being located on the Northeasterly margin of Old Springfield Highway, North of Shane's Fork Creek, a tributary to Mansker Creek, described as Tract No. 3 on the survey for William McClanahan by William C. Cockrill, Surveyor, License No. 1401, dated March 16, 1995, and described as follows, to-wit:

BEGINNING at a point in the Northeasterly margin of Old Springfield Highway, said point being North 24° 27' 10" West, 316.14 feet from the centerline of Shane's fork and being the Southwesterly corner for the herein described tract and proceeding as follows: thence running with the Northeasterly margin of said road, North 24° 27' 10" West, 292.00 feet to a point; thence leaving said margin of said road, North 62° 32' 05" East, 857.65 feet to a point in the center of Mansker Creek; thence running with the center of said creek for the next 3 calls: 1) South 28° 05' 49" East, 107.73 feet to a point; 2) South 03° 54' 11" West, 116.22 feet to a point; 3) south 33° 26' 34" East, 180.08 feet to a point; thence leaving the center of said creek, South 88° 08' 01" West, 434.94 feet to a point; thence South 50° 32' 50" West 450.00 feet to the beginning, containing 5.14 acres, more or less.

INCLUDED in the above description is a non-exclusive easement for the installation, upkeep and maintenance of utilities of every kind and description, including but not limited to water lines, gas transmission lines, electric power lines, cable t.v. lines and other utilities and the ingress and egress from same, said easement being more particularly described as follows, to-wit:

30 FOOT UTILITY EASEMENT: BEGINNING at a point in the center of Mansker Creek, said point being the common corner of Tract No. 2 and Tract No. 3 (the Northeast corner of Tract No. 3 as hereinabove described) and proceeding as follows: thence leaving the center of said creek and running with the common line of Tract No. 2 and Tract No. 3, South 62° 32' 05" West, 155.7 feet to the actual point of beginning for the herein described easement; thence leaving said common line, South 33° 16' East, 168.9 feet to a point; thence South 06° 43' East 103.7 feet to a point; thence North 72° 43' East 126.6 feet to a point in the center of Mansker Creek; thence with the center of said creek, South 33° 26' 34" East, 20.8 feet to a point; thence leaving said creek, South 72° 43' West 133.1 feet to a point; thence South 06° 43' East 31.0 feet to a point in the common line of Tract No. 3 and Tract No. 4, and said point being located South 88° 08' 01" West, 169.6 feet from the center of Mansker Creek; thence with the common line of Tract No. 3 and Tract No. 4, South 88° 08' 01" West, 20.1 feet to a point; thence leaving said common line, North 06° 43' West 25.5 feet to a point; thence South 72° 43' West 10.2 feet to a point; thence North 06° 43' West 122.5 feet to a point; thence North 33° 16' West 164.2 feet to a point in the common line of Tract No. 3 and Tract No. 2; thence with said common line North 62° 32' 05" East, 30.2 feet to the beginning, containing 11,839 square feet or 0.27 acres, more or less.

BEING all of the same property conveyed to Barry N. Sullivan Sr. and wife, Kathy Sullivan by Warranty Deed from Patsy J. Martin, unmarried dated March 30, 2000 and filed of record in Instrument 200004030033130, Register's Office for Davidson County, Tennessee. The said Kathy Sullivan conveyed her interest in said land to Barry N. Sullivan Sr. by Quitclaim Deed dated September 28, 2011 and filed of record in Instrument 20110929-0075637, Register's Office for said County.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 9651, Page 472, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewers of record in Book 8064, page 326, Register's Office for said County; and Subject to Easements for drainage and drainage facility as set forth and described in Book 6121, page 658, Register's Office for said County

unimproved ☒

This is improved ☐ property, known as 7820 Old Springfield Pike, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of April, 2014.

Barry N. Sullivan, Sr.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Barry N. Sullivan, Sr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of April, 2014.

Commission expires: 2-3-2015

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public